



**CITY OF SUNNYVALE  
REPORT  
Planning Commission**

**November 8, 2004**

---

**SUBJECT:**           **2004-0765:** Application for a on a 7,918 square foot site  
The property is located at **1641 Kalispell Court** in an R-1  
(Low-Density Residential) Zoning District. (APN: 320-16-  
040):

Motion               **Design Review** to allow a 797 square-foot second-story  
addition to an existing two-story home resulting in a 50%  
Floor Area Ratio where 45% may be considered without  
Planning Commission review.

**REPORT IN BRIEF**

**Existing Site**           Single Family Residential  
**Conditions**

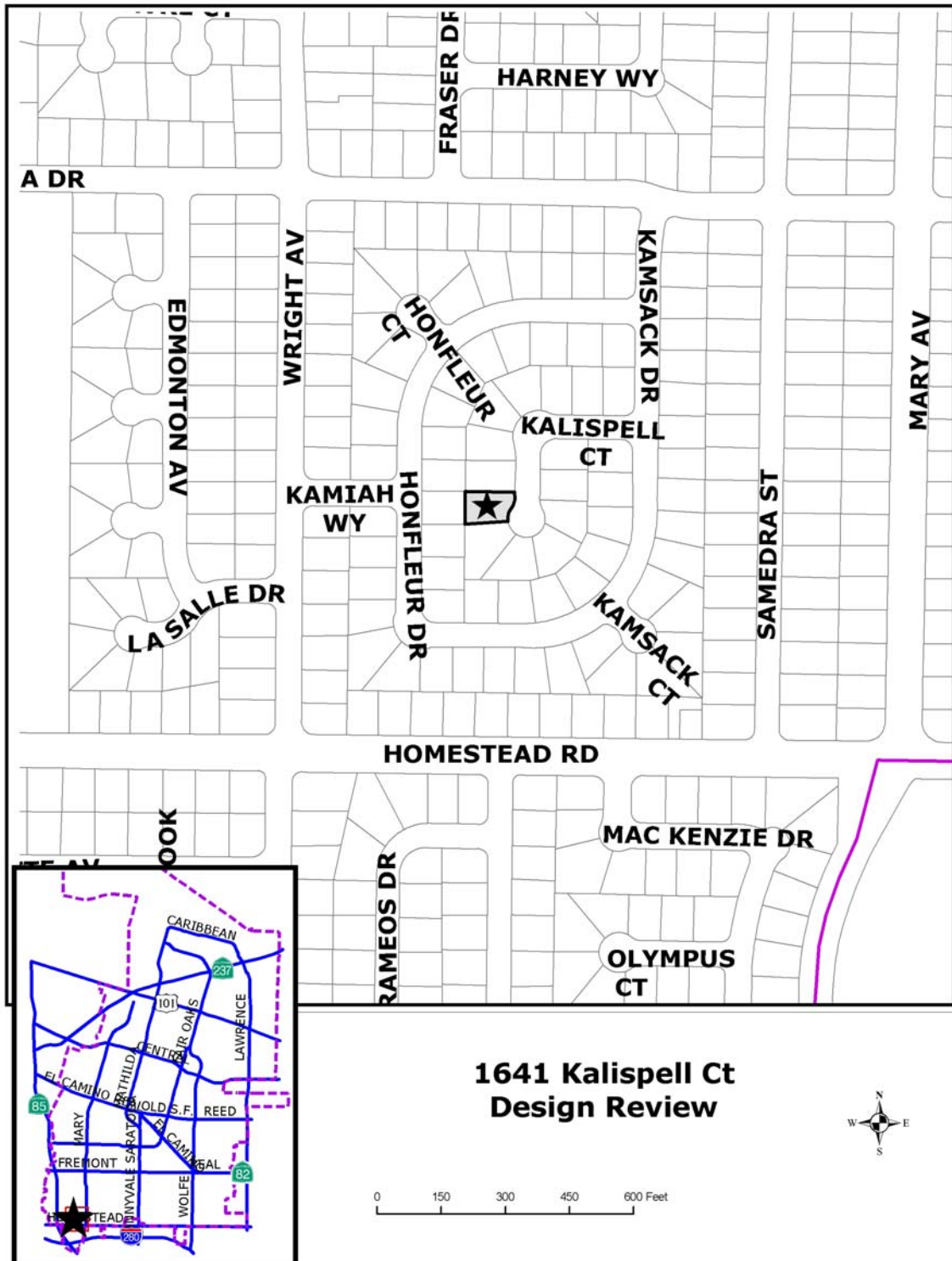
**Surrounding Land Uses**

|       |                           |
|-------|---------------------------|
| North | Single Family Residential |
| South | Single Family Residential |
| East  | Single Family Residential |
| West  | Single Family Residential |

**Issues**               Compatibility

**Environmental**       A Class 1 Categorical Exemption relieves this project  
**Status**               from California Environmental Quality Act provisions  
and City Guidelines.

**Staff**               Approve with conditions  
**Recommendation**



**PROJECT DATA TABLE**

|   | <b>EXISTING</b>         | <b>PROPOSED</b>                           | <b>REQUIRED/<br/>PERMITTED</b>   |
|---|-------------------------|---|--|
| <b>General Plan</b>   | Low Density Residential | Same                                      | ---  |
| <b>Zoning District</b>  | R-1                     | Same                                      | ---  |
| <b>Lot Size (s.f.)</b>  | 7,918                   | Same                                      | 8,000 min.   |
| <b>Gross Floor Area (s.f.)</b>  | 3,160                   | 3,957                                     | No max.  |
| <b>Lot Coverage (%)</b>   | 32%                     | Same                                      | 40% max.   |
| <b>Floor Area Ratio (FAR)</b>   | 40%                     | 50%                                       | No max.  |
| <b>Building Height (ft.)</b>  | 23' 6"                  | Same                                      | No max.  |
| <b>No. of Stories</b>   | 2                       | Same                                      | 2 max.   |
| <b>Setbacks (facing prop.)</b>  |                         |   |  |
| • <b>Front</b><br>(1 <sup>st</sup> Story / 2 <sup>nd</sup> Story)         | 10' / 28' 6"            | 10' / 27' 6"                              | 20' min. / 25' min.  |
| • <b>Left Side</b><br>(1 <sup>st</sup> Story / 2 <sup>nd</sup> Story)     | 9' / 9' 6"              | 9' / 9' 6"                                | 6' min. / 9' min.  |
| • <b>Right Side</b><br>(1 <sup>st</sup> Story / 2 <sup>nd</sup> Story)    | 8' / 42'                | 8' / 12' 6"                               | 6' min. / 9' min.  |
| • <b>Combined Side</b><br>(1 <sup>st</sup> Story / 2 <sup>nd</sup> Story) | 17' / 51' 6"            | 17' / 22'                                 | 15' min. / 21' min.  |
| • <b>Rear</b><br>(1 <sup>st</sup> Story / 2 <sup>nd</sup> Story)          | 10' / 17' 6"            | 10' / 17' 6"<br>(addition<br>setback 35') | 20' min. / 20' min.<br>(10' min. first<br>story permitted<br>with < 25%<br>encroachment) |
| <b>Parking</b>  |                         |   |  |
| • <b>Total No. of Spaces</b>  | 4                       | 4   | 4 min.   |
| • <b>No. of Covered Spaces</b>  | 2                       | 2   | 2 min.   |

## **ANALYSIS**

### **Description of Proposed Project**

The proposed project is for a second story addition to an existing two-story home. The 797 square-foot addition would result in a total gross floor area of 3,987 square feet. The result would be a 50% Floor Area Ratio. All proposed new homes or additions that exceed 45% FAR shall be reviewed by the Planning Commission.

### **Background**

**Previous Actions on the Site:** The following table summarizes previous planning applications related to the subject site.

| <b>File Number</b> | <b>Brief Description</b>  | <b>Hearing/Decision</b>           | <b>Date</b> |
|--------------------|---|-----------------------------------|-------------|
| 1972-0072          | Variance to allow a two foot side and five foot rear yard setback for a room addition | Planning Commission / Denied      | 3/27/72     |
|                    |   | Appealed to City Council / Denied | 5/2/72      |

### **Environmental Review**

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City guidelines. Class 1 Categorical Exemptions include minor additions to existing facilities.

### **Design Review**

**Site Layout:** The existing two-story home is located on a 7,918 square foot lot situated towards the end of a cul-de-sac. The home currently does not meet the required 20-foot front yard first story setback (10') or 20-foot second story rear yard setback (17'6"). The addition does not propose to extend or encroach into these setbacks and would exceed all other current standards for the R-1 Zoning District. The proposed second story addition is located at the center and right side of the home behind the existing garage. The existing 32% lot coverage would be maintained as there are no additional proposed changes to the first story of the home.

The following Guidelines were considered in analysis of the project site design.

| <b>Design Policy or Guideline (Site Layout)</b>   | <b>Comments</b>  |
|---|--|
| <i>3.4 S. Second Floors - Generally, locate second floor additions over the living portion of existing homes rather than over garages to maintain a visual balance between the first and second floor building masses. Especially avoid placing second floors over existing first floor garages that project out in front of the remainder of the home.</i> | The proposed second floor addition would not be positioned over the garage. It would be setback a distance of 27 foot 6 inches from the face of the garage (47 feet from the front property line). |

**Architecture:** The existing home is composed of a variety of materials including stucco, brick, and wood siding. The proposed addition will match the existing home in scale and appearance. The addition matches the stucco material that is currently utilized for portions of the home. The proposed roof material will match the exiting wood shake material that currently exists. (Condition of Approval #4 requires new roof material to match the existing). The new second story will introduce some gable elements to the home similar to the roof form of the garage. The addition will also maintain the predominant hipped roof form consistent with neighboring homes in the area.

The following Guidelines were considered in the analysis of the project architecture.

| <b>Single Family Design Techniques (Architecture)</b>   | <b>Comments</b>  |
|---|--|
| <i>E. Unless two story high walls are common in the neighborhood, maintain a roof segment between the first and second floor walls for at least 50% of the building perimeter. Generally, these roof forms should be carried around building corners to provide visual continuity between adjacent house facades. In one story neighborhoods, avoid two story walls without intervening roof eaves on front elevations.</i> | The proposed addition will result in a home that incorporates a roof segment between the first and second story floor walls for approximately 50% of the home. This technique is effectively utilized for the front elevation that faces the street. |

| <b>Single Family Design Techniques<br/>(Architecture)</b>   | <b>Comments</b>  |
|---|--|
| <i>J. Use roof forms for additions that blend comfortably with the roofs of the existing home</i> | The proposed addition blends with the existing roof form while also introducing a gabled element for a portion of the addition. The architecture of the first story will be left relatively unchanged. |

**Landscaping:** The project site meets landscaping standards for properties located in the R-1 Zoning District.

**Parking/Circulation:** The site provides two covered spaces and two uncovered spaces as required by Sunnyvale Municipal Code 19.46.050. The side loading garage faces the south.

### **Compliance with Development Standards**

The proposed project meets all standard development requirements for properties located within the R-1 Zoning District. The R-1 Zone does not restrict the Floor Area Ratio (FAR) for a home, but instead utilizes FAR as a threshold that triggers Planning Commission review for homes over 45% FAR. The proposed 50% FAR is, therefore, in conformance with R-1 development standards upon approval of the Design Review by the Planning Commission.

The proposed two-story addition would not interfere with solar access to the rooftop of any structure on adjacent property consistent with requirements per the Sunnyvale Municipal Code Chapter 19.56.020.

### **Expected Impact on the Surroundings**

The addition will have a slight visual impact to the immediate area but staff finds that it should not be significant. The neighborhood is made up of a mix of one and two-story homes. Similar two-story homes in terms of appearance and scale are located throughout the surrounding neighborhood and many of these homes pre-date City-Wide Design Guidelines or Single Family Home Design Techniques (See Attachment E). The position of the new second story portion of the home meets setback regulations and is located a sufficient distance from the adjacent home to the north.

---

**Findings, General Plan Goals and Conditions of Approval**

---

Staff was able to make the required Findings based on the justifications for the Design Review.

- Findings and General Plan Goals are located in Attachment 1.
- Conditions of Approval are located in Attachment 2.

---

**Fiscal Impact**

---

No fiscal impacts other than normal fees and taxes are expected.

---

**Public Contact**

---

| <b>Notice of Public Hearing</b>  | <b>Staff Report</b>   | <b>Agenda</b>  |
|--|---|--|
| <ul style="list-style-type: none"><li>• Published in the <i>Sun</i> newspaper</li><li>• Posted on the site</li><li>• Mailed to 24 adjacent property owners and residents of the project site</li></ul> | <ul style="list-style-type: none"><li>• Posted on the City of Sunnyvale's Website</li><li>• Provided at the Reference Section of the City of Sunnyvale's Public Library</li></ul> | <ul style="list-style-type: none"><li>• Posted on the City's official notice bulletin board</li><li>• City of Sunnyvale's Website</li><li>• Recorded for SunDial</li></ul> |

Planning staff has received no comments from nearby owners or residents of the project site.

---

**Alternatives**

---

1. Approve the Design Review with the attached conditions.
2. Approve the Design Review with modified conditions.
3. Deny the Design Review.

**Recommendation**

---

Recommend Alternative 1.

Prepared by:

Ryan M. Kuchenig  
Project Planner

Reviewed by:

Fred Bell  
Principal Planner

Reviewed by:

Trudi Ryan  
Planning Officer

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Photos of existing home
- E. Photos of neighboring homes



### **Recommended Findings – Design Review**

---

The proposed project is desirable in that the project's design and architecture conforms to the policies and principles of the Single Family Home Design Techniques.

### **Single Family Home Design Techniques – Basic Design Principles**

---

| <b>Basic Design Principle</b>   | <b>Comments</b>   |
|---|---|
| <i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>        | The orientation of the home is consistent with other homes in the neighborhood.   |
| <i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i> | Although the proposed home would be considered amongst the larger homes in the area, the design adequately addresses scale and bulk appearance with respect to the immediate homes in the area. |
| <i>2.2.3 Design homes to respect their immediate neighbors</i>                            | The new home meets all setback requirements. The home is setback sufficiently to the adjacent one story homes. Staff has received no comments from adjacent properties.                         |
| <i>2.2.4 Minimize the visual impacts of parking.</i>                                      | The existing side-loading garage provides a positive visual impact of the home from the street.   |
| <i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>   | Front yard landscaping will be supplied at the discretion of the home owner.  |
| <i>2.2.6 Use high quality materials and craftsmanship</i>                                 | The proposed new addition will utilize a high quality stucco material and will be painted to match the existing home.   |
| <i>2.2.7 Preserve mature landscaping</i>  | Significant landscaping exists on site.   |

**Recommended Conditions of Approval - Design Review**

---

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. The one-year expiration date of the Design Review shall be measured from the date of the approval by the final review authority at a public hearing if the approval is not exercised.
2. This project must be in substantial conformance with the approved plans. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved at the staff level by the Director of Community Development.
3. Obtain Building Permits.
4. The roof material shall match the existing home.